

041.A

0005

0064.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

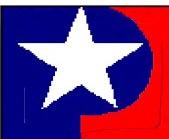
537,000 / 537,000

USE VALUE:

537,000 / 537,000

ASSESSED:

537,000 / 537,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
64-66		RIVER ST, ARLINGTON

OWNERSHIP	Unit #:	64
Owner 1: VAN LEEUWEN DANIEL HENRI &		
Owner 2: BOLAND ANN MARIE		
Owner 3:		
Street 1: 64 RIVER STREET		
Street 2:		

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1: VAN LEEUWEN DANIEL/BOLAND ANN -	
Owner 2: VAN LEEUWEN SIMON/J. CONAWAY -	
Street 1: 64-66 RIVER STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Vinyl Exterior and 1060 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7322																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	534,800	2,200		537,000		316648
							GIS Ref
							GIS Ref
							Insp Date
							05/30/18

PREVIOUS ASSESSMENT								Parcel ID	041.A-0005-0064.0			
Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	102	FV		534,800	2200	.		537,000	Year end	12/23/2021		
2021	102	FV		519,300	2200	.		521,500	Year End Roll	12/10/2020		
2020	102	FV		511,600	2200	.		513,800	513,800 Year End Roll	12/18/2019		
2019	102	FV		534,800	2200	.		537,000	537,000 Year End Roll	1/3/2019		
2018	102	FV		472,700	2200	.		474,900	474,900 Year End Roll	12/20/2017		
2017	102	FV		430,700	2200	.		432,900	432,900 Year End Roll	1/3/2017		
2016	102	FV		430,700	2200	.		432,900	432,900 Year End	1/4/2016		

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VAN LEEUWEN DANI	63491-489		4/15/2014	Convenience		1	No	No	

BUILDING PERMITS												ACTIVITY INFORMATION												
Date		Number		Descrip		Amount		C/O		Last Visit		Fed Code		F. Descrip		Comment		Date		Result		By		Name
5/30/2018		Measured																				DGM		D Mann
1/12/2015		NEW CONDO																		PC		PHIL C		

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good												
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1							
Color: YELLOW				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDOS INFORMATION				Lvl 2									
Year Blt: 1922	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct: G16	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 5	BRs: 2	Baths: 1	HB					
Const Mod:				% Own: 50.000000000				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL					
INTERIOR INFORMATION				Phys Cond: VG - Very Good	4.6 %			Interior:	1	5	2	1					
Avg Ht/FL: STD				Functional:		%		Additions:									
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:									
Sec Int Wall:	%			Special:		%		Baths:									
Partition: T - Typical				Override:		%		Plumbing:									
Prim Floors: 3 - Hardwood				Total:	4.6 %			Electric:									
Sec Floors:	%			CALC SUMMARY				Heating:									
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:									
Subfloor:				Size Adj.: 1.35000002				Totals	1	5	2						
Bsmnt Gar:				Const Adj.: 0.98000199													
Electric: 3 - Typical				Adj \$ / SQ: 403.516													
Insulation: 2 - Typical				Other Features: 66000													
Int vs Ext: S				Grade Factor: 1.00													
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000													
Heat Type: 5 - Steam				NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100	% AC:			Adj Total: 560549													
Solar HW: NO	Central Vac: NO			Depreciation: 25785													
% Com Wal	% Sprinkled			Depreciated Total: 534764													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:			Year:										
PARCEL ID 041.A-0005-0064.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	5X18	A	AV	1922	40.00	T	40	102			2,200		2,200
More: N	Total Yard Items:	2,200	Total Special Features:			Total:	2,200										
SKETCH																	
UnSketched SubAreas: GLA: 1060, BMT: 552,																	
SUB AREA																	
SUB AREA DETAIL																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
GLA	Gross Liv Ar	1,060	403.520	427,727													
BMT	Basement	552	121.050	66,822													
IMAGE																	
AssessPro Patriot Properties, Inc																	
																	